



34 Avenue Road
Leamington Spa | Warwickshire | CV31 3PY

 FINE & COUNTRY

STEP INSIDE

34 Avenue Road

A rare opportunity to acquire a beautifully presented Grade II Listed Victorian villa occupying a sought-after position on one of Leamington Spa's most desirable residential streets. Extending to approximately 3,392 sq. ft, this elegant home combines the character and grandeur synonymous with Victorian architecture with the space and practicality required for modern family living.

Retaining many period features including high ceilings, large sash windows, and generously proportioned rooms, the property offers versatile accommodation arranged over four floors, complemented by a delightful courtyard garden and separate garage.

Ground Floor

Entered via an inviting reception hall, where views through the heart of the home to the sun-filled courtyard garden beyond create an immediate sense of light and space, the property's period charm, generous proportions, and beautifully considered presentation are evident at every turn.

The sitting room, featuring a bespoke media wall and integrated storage, provides a versatile and inviting space perfectly suited to modern family life. Adjacent, the elegant dining room is a beautifully proportioned reception space centred around a feature fireplace and enhanced by a large bay window that floods the room with natural light. High ceilings and period detailing combine to create a wonderful atmosphere, equally suited to formal entertaining and relaxed everyday living.

Undoubtedly the heart of the home, the superb kitchen and family room has been thoughtfully designed with contemporary living in mind. This impressive open-plan space seamlessly combines cooking, dining, and informal seating areas, creating a sociable environment ideal for both family life and entertaining.

The beautifully appointed Shaker-style kitchen features underfloor heating, a substantial central island with breakfast bar seating, and an extensive range of fitted cabinetry. Integrated appliances include a range-style cooker, built-in coffee machine, microwave, and wine fridge, while there is ample space for an American-style fridge freezer. The adjoining family area provides a relaxed and comfortable setting for everyday living and enjoys a seamless connection to the courtyard garden through two sets of bi-fold doors, allowing natural light to flood the space and creating an effortless flow between inside and out.

A guest cloakroom completes the ground floor accommodation.

Lower Ground Floor

The lower ground floor provides exceptional versatility and potential to enhance the living space available within the property. Currently arranged as a large storage and utility area, this level offers extensive practical accommodation and could lend itself to a variety of future uses, subject to any necessary consents.









First Floor

The principal bedroom is a particularly impressive suite, occupying the full width of the property and enjoying generous proportions, excellent natural light, and extensive fitted storage. Beautifully presented throughout, the room is complemented by a luxurious en-suite bathroom featuring a corner bath, his-and-hers basins, and a separate walk-in shower, creating a peaceful sanctuary with a boutique hotel ambience.

A second spacious double bedroom benefits from an extensive range of fitted wardrobes and is served by a beautifully appointed en-suite bathroom featuring a freestanding bath and quality contemporary fittings. Generous in size and thoughtfully designed, it provides superb guest accommodation or an equally comfortable bedroom suite for family members.







Second Floor

The second floor continues the theme of generous proportions found throughout the home, providing two substantial double bedroom suites, both benefiting from their own en-suite shower rooms. Beautifully presented and filled with natural light, these rooms offer excellent accommodation for older children, guests, or multi-generational living.

A fifth bedroom, currently arranged as a study, provides valuable flexibility and could equally serve as a nursery, hobby room, or dedicated home office, ideal for modern working requirements.

Occupying the uppermost level of the property, this floor enjoys an elevated sense of privacy and seclusion, creating a peaceful retreat whilst maintaining the spacious and airy feel that characterises this exceptional Victorian home.



STEP OUTSIDE

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One of the property's most appealing features is the delightful courtyard garden, creating a wonderfully private outdoor environment in the heart of Leamington Spa.

Designed for low-maintenance enjoyment, the courtyard provides a true suntrap and offers the perfect setting for al fresco dining, morning coffee, or evening entertaining with family and friends. Enclosed and private, it extends the living accommodation outdoors during the warmer months.

A separate garage located to the rear of the property provides secure parking and valuable storage, a highly desirable feature in such a central location.

Location

Avenue Road is regarded as one of Royal Leamington Spa's most sought-after residential addresses, positioned within easy walking distance of the town centre, Jephson Gardens, and the famous Parade.

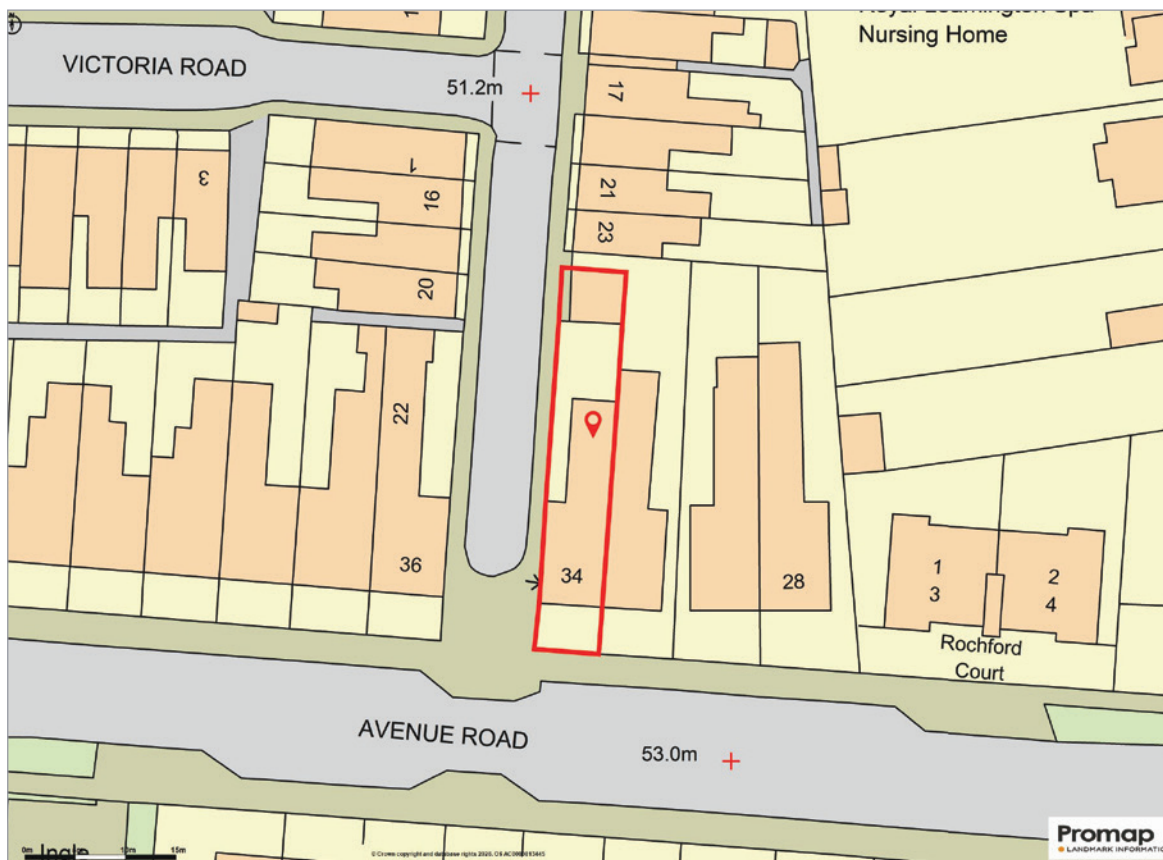
Royal Leamington Spa is renowned for its elegant Regency architecture, beautiful parks, and vibrant café culture. The town offers an excellent selection of independent boutiques, restaurants, bars, and leisure facilities, together with a range of cultural attractions and green spaces including Jephson Gardens, Victoria Park, and Newbold Comyn.

The area is particularly well served by highly regarded state and independent schools including Kingsley School, Arnold Lodge, Warwick Prep, Warwick School, King's High School, and The Kingsley School.

For commuters, Leamington Spa Railway Station provides regular direct services to London Marylebone and Birmingham, while the nearby M40 offers convenient access to Birmingham, Oxford, London, and the wider motorway network.







Services, Utilities & Property Information

Tenure – Freehold

Council Tax Band E - Warwick District Council

Property Construction – Standard – brick & tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Mains

Heating – Mains gas

Broadband - FTTC Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Garage parking for 1 car.

Total Internal Floor Area – 3,392 sq. ft.

Notes - Property is split across two title numbers (separate title for garage at the back).

The property is situated in Royal Leamington Spa Conservation Area.

The property is Grade II Listed.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 07540 649 103.

Website

For more information visit <https://www.fineandcountry.co.uk/leamington-spa-warwick-kenilworth-estate-agents>

Opening Hours

Monday to Friday

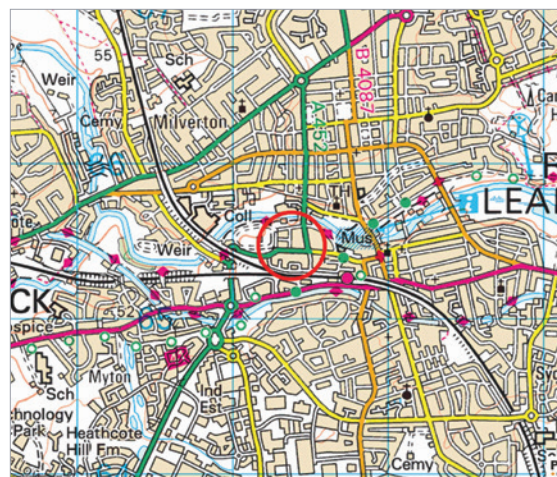
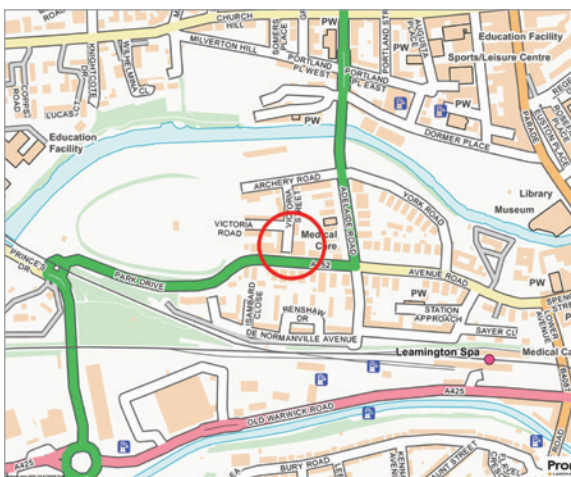
9.00 am–5.30 pm

Saturday

9.00 am–4.30 pm

Sunday

By appointment only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		





JAMES PRATT

PARTNER AGENT

follow Fine & Country Leamington Spa, Warwick and Kenilworth on



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